



VILLAGE DEVELOPMENT STANDARDS

SUMMARY CHART

**HOUSING AND REDEVELOPMENT DEPARTMENT
CITY OF CARLSBAD
2965 ROOSEVELT STREET, SUITE B
CARLSBAD, CA. 92008
(760) 434-2815**

VILLAGE DEVELOPMENT STANDARDS

District	1	2	3	4	5	6	7	8	9
Setbacks	Side & Rear: 0 ft Commercial and Mixed Use Front: 0 ft minimum – ground floor; 10 ft average for 2 nd & above floors. Residential – all floors – 10 ft. average	Side & Rear: 0 ft Commercial and Mixed Use Front: 0 ft minimum – ground floor; 10 ft average for 2 nd & above floors. Residential – all floors – 10 ft. average	Side & Rear: 0 ft Commercial and Mixed Use Front: 0 ft minimum – ground floor; 10 ft average for 2 nd & above floors. Residential – all floors – 10 ft. average	Side & Rear: 0 ft Commercial and Mixed Use Front: 0 ft minimum – ground floor; 10 ft average for 2 nd & above floors. Residential – all floors – 10 ft. average	Front: 5 to 20’ for residential; 5 to 10’ for commercial Side: 5 to 10’ Rear: 5 to 10’	Front: 5 to 20’ Side: 5 to 10’ Rear: 5 to 10’	Front: 5 to 20’ Side: 5 to 10’ Rear: 5 to 10’	Front: 5 to 15’ Side: 5 to 10’, street side; 10% of lot width Rear: 5 to 10’	Front: 5 to 20’ Side: 5 to 10’ Rear: 5 to 15’
Open Space	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)	20% (private or public open space counts)
Building Coverage	All projects: 100%	All projects: 100%	All projects: 100%	All projects: 100%	All projects: 60 – 80%	All projects: 50% to 80%	All projects: 60 – 80%	All projects: 60 – 80%	Commercial: 80 – 100% Mixed Use: 60 – 80%
Building Height	45’ With 50% of total roof structure (per property) to have a 5:12 roof pitch	45’ With 50% of total roof structure (per property) to have a 5:12 roof pitch	45’ With 50% of total roof structure (per property) to have a 5:12 roof pitch	45’ With 50% of total roof structure (per property) to have a 5:12 roof pitch	30’ With 50% of total roof structure (per property) to have a 4:12 roof pitch	35’ With 50% of total roof structure (per property) to have a 5:12 roof pitch	35’ With 50% of total roof structure (per property) to have a 5:12 roof pitch	35’ With 50% of total roof structure (per property) to have a 5:12 roof pitch	45’ With 50% of total roof structure (per property) to have a 5:12 roof pitch
Parking Requirements	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross	All Same, except parking calculation will be based on net floor area rather than gross
Other Parking allowances	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators	a. Continue Parking In-Lieu Fee Program. b. Allow use of parking lifts/elevators
Min/Max. Density	15/35 du/acre	15/35 du/acre	15/35 du/acre	15/35 du/acre	15/23 du/acre	15/23 du/acre	15/23 du/acre	15/23 du/acre	15/23 du/acre
Inclusionary	15%	15%	15%	15%	15%	15%	15%	15%	15%
Planned Development Standards	Storage of large recreational vehicles not permitted on	Storage of large recreational vehicles not permitted on site;	Storage of large recreational vehicles not permitted on site;	Storage of large recreational vehicles not permitted on site;	Storage of large recreational vehicles not	Storage of large recreational vehicles not	Storage of large recreational vehicles not	Storage of large recreational vehicles not	Storage of large recreational vehicles not

(comply with VMPDM & these additional standards)	site; and, parking garages must be visually subordinate	and, parking garages must be visually subordinate	and, parking garages must be visually subordinate	and, parking garages must be visually subordinate	permitted on site; and, parking garages must be visually subordinate	permitted on site; and, parking garages must be visually subordinate	permitted on site; and, parking garages must be visually subordinate	permitted on site; and, parking garages must be visually subordinate	permitted on site; and, parking garages must be visually subordinate
Standard Modifications & Density Increases	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan	May be permitted on a case-by-case basis where the applicant provides acceptable evidence that the modification or increase is necessary for the development to qualify for 1) Silver or higher LEED certification while maintaining the financial feasibility of the project, 2) to provide affordable housing; 3) for projects that can't meet the minimum density; and 4) other projects that meet the goals of the Master Plan